

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, MAY 10, 2006 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Paul Da Veiga, Ron Santos, Ramona Kohlmann (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 06-03 (NIELSEN ADDITION AND REMODEL)

APPLICANT: Philip Nielsen, 555 Anton Boulevard, Suite 850, Costa Mesa, CA 92626

PROPERTY OWNER: T & J Fallon, 16392 Sundancer Lane, Huntington Beach, CA 92647

REQUEST: To permit a 198 sq. ft. first floor addition, a 398 sq. ft. second floor addition and partial reconstruction of an existing 3,830 sq. ft. single-family residence. A review and analysis for compliance with the Infill Lot Ordinance will be required. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 16392 Sundancer Lane (east side of Sundancer Lane, north of Venture Drive)

PROJECT PLANNER: Paul Da Veiga

Paul Da Veiga, Staff Planner, displayed project plans and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as presented in the executive summary. Staff stated that the proposed project is in compliance with the Infill Lot Ordinance.

Mary Beth Broeren, Zoning Administrator, asked if comments were received from the homeowner's association (HOA). Staff advised that no comments have been received from the HOA.

THE PUBLIC HEARING WAS OPENED.

THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Ms. Broeren and staff discussed the Infill Lot Ordinance.

COASTAL DEVELOPMENT PERMIT NO. 06-03 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15302 of the CEQA Guidelines, because the project consists of reconstruction of one single-family residence in a residential zone, where the new structure will have substantially the same purpose and capacity as the structure replaced.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 06-03:

1. Coastal Development Permit No. 06-03 to permit construction of an approximately 1,832 sq. ft. single-story, single-family dwelling with a 2-car garage, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as proposed, complies with all applicable development regulations including maximum building height, minimum yard setbacks and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed in an urbanized area with direct access from an existing public street and with all necessary services and infrastructure available including water, sewer and electricity.

4. The development conforms with public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources. In addition, the project is subject to payment of required park fees, to be used for acquiring and maintaining public parkland for recreational use.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 06-03 :

The site plan, floor plans, and elevations received and dated February 10, 2006 shall be the conceptually approved design.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

ITEM 2: NEGATIVE DECLARATION NO. 06-01 (DAWSON DEMOLITION)

APPLICANT: Keith Dawson, 15581 Placid Circle, Huntington Beach, CA 92647
PROPERTY OWNER: Evelyn Cochran 1997 Trust, 2130 Main Street, Suite 140, Huntington Beach, CA 92648
REQUEST: To permit the demolition of an existing 1,250 sq. ft. single-family home based on an analysis of the potential impacts associated with demolition of a structure listed as a local landmark in the General Plan.
LOCATION: 127 Seventh Street (northwest corner of Walnut Avenue and Seventh Street)
PROJECT PLANNER: Paul Da Veiga

Paul Da Veiga, Staff Planner, displayed project plans and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings for approval as presented in the executive summary.

Staff stated that the applicant submitted an historical resource report indicating that the building has been dramatically altered over time rendering the site ineligible for recognition by State or Federal historical agencies.

Staff recommended approval of the request based upon the suggested findings as presented in the executive summary and because the subject site is not deemed to be of historical significance.

Mary Beth Broeren, Zoning Administrator, confirmed with staff that the Environmental Board received notice during the 20-day comment period. Discussion ensued concerning comments

received by the Environmental Board suggesting salvaging rights to preserve original building materials if any. Staff stated that no other written or verbal comments were received in response to the public notification.

THE PUBLIC HEARING WAS OPENED.

Mike Doyle, P.O. Box 2794, stated that he was present to represent the seller.

Discussion ensued concerning storage of original materials. Mr. Doyle advised that because of the disrepair, there is nothing of value to salvage.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Ms. Broeren asked staff to combine suggested findings of approval numbers 2 and 3.

NEGATIVE DECLARATION NO. 06-01 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR APPROVAL – NEGATIVE DECLARATION NO. 06-01:

1. Negative Declaration No. 06-01 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. No comments were received during the comment period.
2. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project will have a significant effect on the environment. The structure is not unique from other homes in the area and because of modifications made over time, has lost much of its original footprint and significance as a historic building. Several alterations have been made which have damaged the original architectural integrity of the home; therefore, the subject building is not likely to meet the eligibility requirements for listing in the State or National Register of historic sites. The demolition of the home will not result in any significant effect on the environment.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

THE MEETING WAS ADJOURNED AT 1:40 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, MAY 17, 2006 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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